GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue – R&S Department – House Sites – "Navaratnalu-Pedalandarikillu" – Visakhapatnam District – Pooling of Assigned/Government lands under NPI for issue of house sites and MIG Layouts for allotment of house sites to Middle Income Group families at affordable prices – Allotment of reconstituted plots to the Assignees/encroachers of Government lands – Registration of LPOCs – Exemption of User Charges – Orders issued.

REVENUE (REGN.II) DEPARTMENT

G.O.Ms.No.428 Dated:15.09.2023

Read the following:

1.The Dist.Collector, Visakhapatnam Letter in Rc.No.3000/2016/E1, dated 30.11.2022.
2.From the Metropolitan Commissioner, VMRDA, Visakhapatnam E.File No.1686353-13033/2/2022/SDT/LA, dated 01.04.2023 addressed to MA&UD Dept.
3. From the Metropolitan Commissioner, VMRDA, Visakhapatnam E.File No.1686353/Estate/I-4, dated 05.05.2023 addressed to MA&UD Dept.
4.From the Commissioner & Inspector General, Registration & Stamps, A.P., Vijayawada letter No.S2/3528/2023, dated 13.06.2023.

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ORDER:

In the reference 1st read above, the Dist. Collector, Visakhapatnam requested the Metropolitan Commissioner, VMRDA, Visakhapatnam to get necessary orders to delete the lands i.e., reconstituted plots area from the list of prohibited properties notified under Section 22-A so as to facilitate the individuals with alienable rights on their reconstituted plots under the Transfer of Property Act, 1882 as was mentioned in the LPOC Certificate.

2. In the reference 2nd read above, the Metropolitan Commissioner, VMRDA, Visakhapatnam has informed that Government vide memo No.MAU01/1702/2022-M Revenue (Lands-I) Department dated 06.03.2023 accorded permission for deletion of lands from the list of Prohibited lands u/s.22A(1)(a) and 22A(1)(b) of Registration Act, 1908 pertaining to assigned/encroached Government lands pooled by VMRDA for the purpose of NPI layouts and MIG layouts.

[P.T.O]

3. In the reference 3rd read above, the Metropolitan Commissioner, VMRDA, Visakhapatnam informed that as per Rule 12(5) of the Visakhapatnam Urban Development Authority (VUDA) Land Pooling Scheme (formulation and implementation) Rules 2016 issued in G.O.Ms.No.290 MA&UD(H1) Dept., dated 14.11.2016, the LPOCs granted shall be registered without charging registration fee from the land owners in accordance with the provisions of the Registration Act, 1908 as mentioned u/s.25 and Section 31(4) of the A.P.Metropolitan Region and Development Authorities Act, 2016 (Act 5 of 2016). The Metropolitan Commissioner, VMRDA, Visakhapatnam has requested to issue instructions to the District Registrar, Registration & Stamps Department, Visakhapatnam to register the LPOCs in terms of Rule 12(5) of the VUDA LPS Rules 2016 or to issue orders for exemption of Stamp Duty, Registration fee and user charges.

4. In the reference 4th read above, the C&IG, R&S, A.P., Vijayawada has submitted the following financial implications:

Sl. No.	Name of the District	No. of the Mandals	Total Extent (in Sq. Yds)	Market value(in Crores)	Stamp duty (in Crores)	Registration fee (in Crores)	Remarks
1	Visakha-patnam	7	1908024.8	895.73	35.83	4.48	
2	Anakapalli	4	1695064.8	605.30	24.21	3.02	
	Grand Total		3603089.6	1501.03	60.04	7.50	

5. The Commissioner and Inspector General, R&S informed that Government is the competent authority to exempt Stamp duty under Section 9 of Indian Stamp Act, 1899 and Registration Fee U/s.78 of Registration Act, 1908.

6. Government after careful examination of the matter have decided to exempt the User Charges on all deeds pertaining to register the LPOCs at Visakhapatnam.

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Accordingly, the following notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette:

NOTIFICATION-I

"The Governor of Andhra Pradesh hereby exempt User Charges on all deeds pertaining to register the LPOCs at Visakhapatnam".

7. This order issues with the concurrence of the Finance (FMU-EFS&T & MA&UD) Department, dt.11.08.2023.

8. The Commissioner and Inspector General, Registration and Stamps, A.P, Tadepalli shall take further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. K.S. JAWAHAR REDDY
CHIEF SECRETARY TO GOVERNMENT

To:
The Commissioner of Printing, Stationery and Stores Purchase (Printing Wing), A.P., (He is requested to publish the notification and furnish (25) copies to the C&IG, R&S, A.P., Vijayawada and (25) copies to the Government.
The Commissioner & Inspector General, R&S, A.P., Vijayawada.
The MA&UD Dept., A.P. Secretariat.
The Revenue (Lands-I) Dept., A.P. Secretariat.
The Metropolitan Commissioner, VMRDA, Visakhapatnam.
The Dist. Collector, Visakhapatnam.
Copy to:
The Prl. Advisor to Chief Minister.
The OSD to Minister (R&S).
The OSD to Chief Secretary to Govt.
The G.A.(Cabinet) Dept.
SF/SC.

// FORWARDED :: BY ORDER//

SECTION OFFICER